

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re:	Case No.:	<u>22-12803</u>
LODELL, Robert T. &	Chapter:	<u>7</u>
BRAZZA-LODELL, Debra A.	Judge:	<u>CMG</u>

NOTICE OF PROPOSED ABANDONMENT

John Michael McDonnell, Trustee in this case proposes to abandon property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk: United States Bankruptcy Court Clerk Clarkson S. Fisher U.S. Courthouse 402 East State Street Trenton, New Jersey 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on August 16, 2022 at 10:00 a.m. at the United States Bankruptcy Court, Courtroom no. 3. (Hearing date must be at least 28 days from the date of this notice). If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

Description and value of property: <u>401 Greens Ridge Road</u> <u>Stewartsville, New Jersey 08886</u> <u>FMV=\$450,000</u>

Liens on property: <u>Lien=\$412,000</u> <u>Minus 10% Cost of Sale</u>
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Amount of equity claimed as exempt: <u>\$38,000</u>

Objections must be served on, and requests for additional information directed to:

Name: John Michael McDonnell, Trustee
Address: 115 Maple Avenue, Red Bank, New Jersey 07701
Telephone No.: 732.383.7233

In re:
Robert T Lodell
Debra A. Brazza-Lodell
Debtors

Case No. 22-12803-CMG
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Jul 12, 2022

User: admin
Form ID: pdf905

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Total Noticed: 57

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 14, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Robert T Lodell, Debra A. Brazza-Lodell, 401 Greens Ridge Road, Stewartsville, NJ 08886-2512
519550044	American Anesthesiology of New Jersey, PO Box 120153, Grand Rapids, MI 49528-0103
519550056	+ ISN Corporation-Western Operations Cente, Attn: Secretary Held Loan Servicing, 2000 N. Classen Blvd., Suite #3200, Oklahoma City, OK 73106-6034
519550058	LMR Disposal LLC, PO Box 309, Phillipsburg, NJ 08865-0309
519550066	+ Publishers Clearing House, 101 Winners Circle Lane, Jericho, NY 11753-2714
519550068	+ Service Experts NJ Plumbing LLC, d/b/a Fras-Air/General, 178 Route 206, Suite E, Hillsborough, NJ 08844-4149
519550071	State of New Jersey, Division of Taxation, Compliance Activity, PO Box 245, Trenton, NJ 08695-0245
519575579	+ United Telephone Company of New Jersey, Inc., Centurylink Communications, LLC., 1025 El Dorado Blvd. (Attn:Legal-BKY), Broomfield, CO 80021-8254

TOTAL: 8

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jul 12 2022 23:16:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jul 12 2022 23:16:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519550043	+ Email/Text: mreed@affcollections.com	Jul 12 2022 23:16:00	Accurate Collection Services, LLC, 17 Prospect Street, Morristown, NJ 07960-6862
519550045	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Jul 12 2022 23:23:55	Capital One, Attn: Bankruptcy, P.O. Box 30285, Salt Lake City, UT 84130-0285
519564838	+ Email/PDF: ebn_ais@aisinfo.com	Jul 12 2022 23:23:58	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519564841	+ Email/PDF: ebn_ais@aisinfo.com	Jul 12 2022 23:24:03	Capital One N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519550046	Email/Text: bmg.bankruptcy@centurylink.com	Jul 12 2022 23:16:00	Century Link, P.O. Box 1319, Charlotte, NC 28201-1319
519550047	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jul 12 2022 23:16:00	Comenity Bank/Bon Ton, Attn: Bankruptcy, Po Box 182125, Columbus, OH 43218-2125
519550048	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jul 12 2022 23:16:00	Comenity Bank/Pier 1, Attn: Bankruptcy, Po Box 182125, Columbus, OH 43218-2125
519550049	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jul 12 2022 23:16:00	Comenity Bank/Victoria Secret, Attn: Bankruptcy, Po Box 182125, Columbus, OH 43218-2125
519550050	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jul 12 2022 23:16:00	Comenity Bk/Ulta, Attn: Bankruptcy Dept, Po Box 182125, Columbus, OH 43218-2125
519550051	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM		

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		Jul 12 2022 23:16:00	ComenityCapital/Boscov, Attn: Bankruptcy Dept, Po Box 182125, Columbus, OH 43218-2125
519550052	+ Email/PDF: MerrickBKNotifications@Resurgent.com	Jul 12 2022 23:24:02	Cws/cw Nexus, Attn: Card Services, Po Box 9201, Old Bethpage, NY 11804-9001
519550053	Email/PDF: ais.fpc.ebn@aisinfo.com	Jul 12 2022 23:24:03	First Premier Bank, PO Box 5529, Sioux Falls, SD 57117-5529
519550054	+ Email/Text: Bankruptcy@ICSystem.com	Jul 12 2022 23:16:00	IC Systems, Inc, Attn: Bankruptcy, Po Box 64378, St. Paul, MN 55164-0378
519550055	Email/Text: sbse.cio.bnc.mail@irs.gov	Jul 12 2022 23:16:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
519586502	Email/Text: JCAP_BNC_Notices@jcap.com	Jul 12 2022 23:16:00	Jefferson Capital Systems LLC, PO Box 7999, St Cloud MN 56302-9617
519550057	+ Email/Text: PBNCNotifications@peritussservices.com	Jul 12 2022 23:16:00	Kohls/Capital One, Attn: Credit Administrator, Po Box 3043, Milwaukee, WI 53201-3043
519552260	Email/PDF: resurgentbknotifications@resurgent.com	Jul 12 2022 23:23:57	LVNV Funding LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519564826	Email/PDF: MerrickBKNotifications@Resurgent.com	Jul 12 2022 23:23:55	MERRICK BANK, Resurgent Capital Services, PO Box 10368, Greenville, SC 29603-0368
519550061	Email/Text: ml-ebn@missionlane.com	Jul 12 2022 23:16:00	Mission Lane LLC, Attn: Bankruptcy, P.O. Box 105286, Atlanta, GA 30348
519638065	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Jul 12 2022 23:24:09	MidFirst Bank, 999 NorthWest Grand Boulevard, Oklahoma City, OK 73118-6051
519550060	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Jul 12 2022 23:24:09	Midland Mortgage Co, Attn: Customer Service/Bankruptcy, Po Box 26648, Oklahoma City, OK 73126-0648
519550062	+ Email/Text: nsm_bk_notices@mrcooper.com	Jul 12 2022 23:16:00	Mrc/united Wholesale M, Attn: Bankruptcy, P. O. Box 619098, Dallas, TX 75261-9098
519586465	+ Email/Text: JCAP_BNC_Notices@jcap.com	Jul 12 2022 23:16:00	NORDSTROM, INC., Jefferson Capital Systems LLC Assignee, Po Box 7999, Saint Cloud MN 56302-7999
519550063	+ Email/Text: bankruptcy@ncaks.com	Jul 12 2022 23:16:00	National Credit Adjusters, LLC, 327 West 4th Avenue, Po Box 3023, Hutchinson, KS 67504-3023
519637045	Email/Text: bankruptcy@ncaks.com	Jul 12 2022 23:16:00	National Credit Adjusters, LLC, Attn: Bankruptcy Department, P.O. Box 3023 Hutchinson, KS. 67504
519550064	+ Email/Text: bnc@nordstrom.com	Jul 12 2022 23:16:00	Nordstrom FSB, Attn: Bankruptcy, Po Box 6555, Englewood, CO 80155-6555
519550065	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Jul 12 2022 23:24:03	Portfolio Recovery Associates, LLC, Attn: Bankruptcy, 120 Corporate Boulevard, Norfolk, VA 23502
519585001	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Jul 12 2022 23:23:57	Portfolio Recovery Associates, LLC, c/o Progress One Financial, LLC, POB 41067, Norfolk VA 23541
519550059	Email/Text: signed.order@pfwattorneys.com	Jul 12 2022 23:16:00	LVNV Funding, LLC, c/o Pressler, Felt & Warshaw, LLP, 7 Entin Road, Parsippany, NJ 07054
519621212	+ Email/Text: JCAP_BNC_Notices@jcap.com	Jul 12 2022 23:16:00	Premier Bankcard, LLC, Jefferson Capital Systems LLC Assignee, Po Box 7999, Saint Cloud MN 56302-7999
519629121	Email/Text: bnc-quantum@quantum3group.com	Jul 12 2022 23:16:00	Quantum3 Group LLC as agent for, Sadino Funding LLC, PO Box 788, Kirkland, WA 98083-0788
519584437	Email/Text: bnc-quantum@quantum3group.com	Jul 12 2022 23:16:00	Quantum3 Group LLC as agent for, Galaxy

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			International Purchasing LLC, PO Box 788, Kirkland, WA 98083-0788
519635157	Email/Text: bnc-quantum@quantum3group.com	Jul 12 2022 23:16:00	Quantum3 Group LLC as agent for, CKS Prime Investments LLC, PO Box 788, Kirkland, WA 98083-0788
519632431	Email/Text: bnc-quantum@quantum3group.com	Jul 12 2022 23:16:00	Quantum3 Group LLC as agent for, Comenity Capital Bank, PO Box 788, Kirkland, WA 98083-0788
519629114	Email/Text: bnc-quantum@quantum3group.com	Jul 12 2022 23:16:00	Quantum3 Group LLC as agent for, MOMA Trust LLC, PO Box 788, Kirkland, WA 98083-0788
519550067	+ Email/PDF: resurgentbknotifications@resurgent.com	Jul 12 2022 23:24:04	Resurgent Capital Services, Attn: Bankruptcy, Po Box 10497, Greenville, SC 29603-0497
519550069	+ Email/Text: bankruptcy@sccompanies.com	Jul 12 2022 23:17:00	Seventh Ave, Attn: Bankruptcy, 1112 7th Avenue, Monroe, WI 53566-1364
519550070	+ Email/Text: clientservices@simonsagency.com	Jul 12 2022 23:16:00	Simon's Agency, Inc., Attn: Bankruptcy, Po Box 5026, Syracuse, NY 13220-5026
519550072	+ Email/PDF: gecsed@recoverycorp.com	Jul 12 2022 23:24:02	Synco/Toys R Us, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
519550073	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Jul 12 2022 23:24:01	Synco/walmart, P.O. Box 4069, Carol Stream, IL 60197-4069
519551569	+ Email/PDF: gecsed@recoverycorp.com	Jul 12 2022 23:24:02	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
519636955	+ Email/Text: bncmail@w-legal.com	Jul 12 2022 23:16:00	TD Bank USA, N.A., C O WEINSTEIN & RILEY, PS, 2001 WESTERN AVENUE, STE 400, SEATTLE, WA 98121-3132
519550074	+ Email/Text: bncmail@w-legal.com	Jul 12 2022 23:16:00	Target, c/o Financial & Retail Services, Mailstop BT PO Box 9475, Minneapolis, MN 55440-9475
519550075	+ Email/Text: bknotices@totalcardinc.com	Jul 12 2022 23:16:00	Total Visa/The Bank of Missouri, Attn: Bankruptcy, Po Box 85710, Sioux Falls, SD 57118-5710
519555931	Email/PDF: OGCRegionIIBankruptcy@hud.gov	Jul 12 2022 23:23:54	U.S. Department of Housing and Urban Development, 26 Federal Plaza, Suite 3541, New York, NY 10278
519550076	^ MEBN	Jul 12 2022 23:13:24	Velocity Investments, Llc, Attn: Bankruptcy, 1800 Route 34n, Suite 305, Wall, NJ 07719-9146
519550077	+ Email/Text: bankruptcy@sccompanies.com	Jul 12 2022 23:17:00	Wisconsin Cheeseman, Attn: Bankruptcy, 1112 7th Ave, Madison, WI 53782-0001
TOTAL: 49			

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains

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the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 14, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 11, 2022 at the address(es) listed below:

Name	Email Address
Angela Nascondiglio Stein	on behalf of Debtor Robert T Lodell nascondiglio@middlebrooksshapiro.com
Angela Nascondiglio Stein	on behalf of Joint Debtor Debra A. Brazza-Lodell nascondiglio@middlebrooksshapiro.com
Denise E. Carlon	on behalf of Creditor MIDFIRST BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Jessica M. Minneci	on behalf of Joint Debtor Debra A. Brazza-Lodell jminneci@middlebrooksshapiro.com
Jessica M. Minneci	on behalf of Debtor Robert T Lodell jminneci@middlebrooksshapiro.com
John Michael McDonnell	on behalf of Trustee John Michael McDonnell jmcdonnell@mchfirm.com NJ95@ecfbis.com,bcrowley@mchfirm.com
John Michael McDonnell	jmcdonnell@mchfirm.com NJ95@ecfbis.com,bcrowley@mchfirm.com
Melinda D. Middlebrooks	on behalf of Debtor Robert T Lodell middlebrooks@middlebrooksshapiro.com melindamiddlebrooks@gmail.com
Melinda D. Middlebrooks	on behalf of Joint Debtor Debra A. Brazza-Lodell middlebrooks@middlebrooksshapiro.com melindamiddlebrooks@gmail.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10